



AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of December 11, 2008

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.



307 ANNANDALE ROAD

750-4,300 SF office space, will divide. Rental rate, \$21.00/SF, full service. Negotiable.

Seven individual offices with windows, one large light filled open area with 11 windows suitable for approx. 12-14 workstations, one conference room, reception area, kitchen with eating space and one shower. (source: MRIS)

Leasing contact: Jim Coakley (703) 573-0540

JCoakley@CJCoakley.com



500 W ANNANDALE ROAD

APICS Building

Land size: 26,145 SF Zoned: B2

13,472 SF available for lease with average rent of \$21.00/SF/yr (approx. \$5/SF). Full service. Negotiable.

3,368 SF of office space available in 1st, 2nd, 3rd, and 4th floors. Will not divide. 3-10 year leases offered. \$19.00-\$23.00 per SF. Full service.

Class C Office Building built in 1980. Plenty of free parking. Close to I-66. Easy access to 2 Metro stations. Building renovations scheduled for 2008.

Leasing contact:

Chris Bynum (202) 478-2349 chris.bynum@am.jll.com

Tom Golsen (202) 478-2345 tom.golsen@am.jll.com



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City of Falls Church
Economic Development Office
300 Park Avenue • Falls Church, Virginia 22046
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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



120 E BROAD STREET

Independence Square

1,463 SF. For sale, \$497,420. Two-level office condominium with open floor plan, office/conference room, kitchenette, 2 bathrooms and storage. Located in downtown Falls Church, at the intersection of Washington and Broad Streets, next to The Falls Church. (source: LoopNet; CoStar 7/10/08; MRIS 8/7/08)

1,463 SF office/medical space, partial first floor. \$19.69/SF, plus electric. \$2,400.54 rent/month. (source: CoStar, 11/14/08)

Leasing contact: Peter Skoro (703) 349-2986
pete@peterskororealty.com



124 E BROAD STREET

Independence Square

910 SF office. List price: \$1,850. This light-filled furnished office is ready and available. Located in just the right location – Broad Street & Washington Street. Across from Applebee's. Plenty of parking and on two bus lines; one direct to East Falls Church Metro. Great central location. Plans for the City Center are right across the street. Will consider selling also. Owner RE Licensee in VA, DC. (source: MRIS, 10/21/08; 11/17/08)

Listing company: HRC Properties LLC (703) 237-7344
hrcproperties@mrisc.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



101 W BROAD STREET

George Mason Square

Land size: 116,810 SF Zoned: B2

5,697 SF office, will divide. 3rd floor full or partial. \$26.50/SF.
\$12,580.88 rent/month. Full service gross.

1,386 SF office, will not divide. 5th floor, partial. \$26.50/SF. \$3,060
rent/month. Full service gross.

790 SF office, will not divide. 5th floor, partial. \$26.50/SF. \$1,810.42
rent/month.

Located in the heart of Falls Church within walking distance of banks,
restaurants and the Post Office. East Falls Church metro within six
blocks, five-minute metro shuttle bus ride.

Leasing contact: Jaynie VanGilder (703) 760-9500, ext. 135
jvangilder@arcrealty.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



103 W BROAD STREET

George Mason Square

100-1,250 SF office space. Sublet 6th floor. \$22.00/SF, full service gross. \$2,291.67/month. Top floor office at George Mason Square. Great views with lots of windows. Full service, furnished, wired for Internet. Option to lease individual offices for \$450 per month. 10% gross commission for individual offices and 4% gross commission for entire space. Plenty of parking. (updated, CoStar 10/7/08)

Leasing contact: David Michalski (703) 533-8660, ext. 129
davemichalski@fairfaxrealty.com

1,530 SF office space, will divide. 6th floor. \$26.50/SF. \$3,378.75 rent/month. Full service gross. Negotiable.

2,828 SF office space. 2nd floor. \$26.50/SF. \$6,480.83 rent/month. Full service gross. Negotiable.

Leasing contact: Jaynie VanGilder (703) 760-9500 ext. 135
jvangilder@arc Realty.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



234 W BROAD STREET

2,648 SF at \$35.00/SF, NNN. Plus **1,050 SF** basement, free. (received information, 12/1/08)

Leasing contact: Phil Young (703) 760-8990



260 W BROAD STREET

Land size: 12,428 SF Zoned: OD-MCA

For Lease:

1,400 SF retail, entire 1st floor. \$22.00/SF. \$2,566.67 rent/month. Triple net.

1,400 SF retail, entire 2nd floor. \$22.00/SF. \$2,566.67 rent/month. Triple net.

Leasing contact: Bernie Sanchez (505) 235-6403
berniesanchez@usa.net



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



417 W BROAD STREET

S.A.I.D. Building

Land size: 27,572 SF Zoned: B1

900 SF of newly carpeted space, includes reception area, 3 offices and storage closet. Lots of parking in rear. Across from the new Spectrum building and Panera. Cosi down the street. Near two Metro stations, plus two exits off I-66. \$1,625 per month, full service. \$21.66 per SF.

Leasing contact: Treena Rinaldi (703) 532-7704 – office;
(703) 927-3863 – cell trina281@aol.com



444 W BROAD STREET

The Spectrum

Land size: 96,853 SF Zoned: B1

1,000-32,000 SF retail space on **1st floor**, will divide. For lease, \$35.00 per sq ft/Triple net. Cold dark shell with a TI in the \$30's PSF. Delivering Now.

<http://www.waterforddevelopmentllc.com/spectrumshops/>

16,000 SF office-condo space available on Park Avenue (see 433 Park Avenue listing)

Leasing contact:

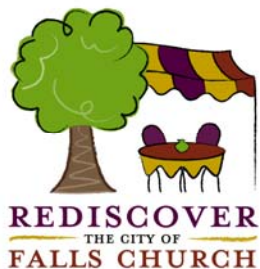
Jennifer Price (202) 730-2000 jennifer.price@madisonretailgroup.com

Eric Rubin (202) 730-2003 eric.rubin@madisonretailgroup.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



450 W BROAD STREET

450 West Broad

Land size: 25,948 SF Zoned: B1

Suite 120-A on the first floor – **468 SF** at \$35/SF or \$1,365 per month.

313 SF office space on 1st floor. \$550 per month at \$21/SF. Full service (utilities, repairs, maintenance and cleaning). Ready for occupancy.

430 SF office space, 3rd floor. \$24.00/SF.

Leasing contact: Joe Wetzel (703) 356-8800, ext. 14

jwetzel@jeffersonone.com

Marina Boyer mboyer@jeffersonone.com

Contact the City of Falls Church Economic Development Office to receive a PDF brochure of this building. 703-248-5491 or econdev@fallschurchva.gov



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



513 W BROAD STREET

The Byron

Zoned: B1

2,600 SF retail on 1st floor (\$35.00/SF, Triple net). Corner space, end cap. Negotiable. (updated: CoStar, 10/3/08)

Leasing contact: Lisa Benjamin (202) 292-0131

lbenjamin@newmarkkf.com

600-2,850 SF office/retail space on 2nd floor. Negotiable. Flexible space configurations. Contact broker for details. (updated: CoStar, 10/3/08)

Leasing contact: Rob Meeks (703) 442-4500, ext. 15

rmeeks@nextrealty.com

800 SF office. 2nd floor. For Sale Only. Negotiable.

Leasing contact:

Andy Musser (703) 442-4500 amusser@nextrealty.com



701 W BROAD STREET

Handmacher Building

Land size: 13,332 SF Zoned: B1

200 SF on 2nd floor. Rent is \$500 per month. Negotiable.
3 suites, 4th floor: Suite #402: **approx. 3,000 SF**. \$23.00 per SF.
Suite # 400: **approx. 1,350 SF**. Suite #407: **approx. 1,560 SF**.
\$23.00 per SF.

Nicely built out into small offices, with a common area.
Full Service. 36 surface parking spaces are available.

Leasing contact: Treena Rinaldi (703) 532-7704 trina281@aol.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



712 W BROAD STREET

Land size: 10,000 SF Zoned: B1

Attractive office suite, (size: 15.5 x 12) in prime location. Rent is \$465.00

Between East Falls Church & West Falls Church Metros. Near I-66, I-495 and minutes from Washington, D.C. The office includes all utilities and janitorial services. New windows and a new entrance just installed. Great parking, easy to find, right on Broad Street (Route 7). Immediate occupancy. (updated, 10/31/08)

Leasing contact: Alain Gemond (703) 534-3301
agemond@yahoo.com



800 W BROAD STREET

Land size: 10,000 SF Zoned: B1

Office and retail building. Post Office signed anchor tenant. 3 retail spaces available. Ground floor: **1,375 SF** and **840 SF** with direct connection to connected lower level **2,000 SF**. Plaza level: **2,900 SF** restaurant with patio. Lease: \$450, Triple Net. Selling rate: \$500, Condo fees approx. \$6 per square foot.

Three floors of office with each floor over **10,000 square feet**.

Lease: \$29.50 Triple Net. Selling rate: \$425, Condo fees approx. \$6 per square foot. New construction with secure, state-of-the-art features.

Easily accommodates the small to mid-size user. Convenient, two-level onsite parking with covered and surface areas.

Leasing contact: Joe Wetzel (703) 356-8800, ext. 14
jwetzel@jeffersonone.com ; info@jeffersonone.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



803 W BROAD STREET

803 Building

Land size: 76,059 SF Zoned: B1-R1A

Office space available: (CoStar updates, as of 11/4/08)

2,870 SF on 1st floor. \$25.00/SF. Full service gross.

5,990 SF on 5th floor. \$25.00/SF. Full service gross. \$12,479.17 rent/month.

1,605 SF on 6th floor. \$25.00/SF. Full service gross. \$3,343.75 rent/month.

7,602 SF on 3rd floor. \$25.00/SF. Full service gross. \$15,837 rent/month.

815 SF on 7th floor. \$25.00/SF. Full service gross. \$1,697.92 rent/month.

800 SF on 7th floor. \$25.00/SF. Full service gross. \$1,666.67 rent/month.

Full service professional building, 3 offices, large conference room, kitchen and large reception area and storage. May lease fully furnished, if desired. All utilities and cleaning included.

Very convenient location, lots of parking, in the heart of Falls Church City, in between 2 Metro stations. Negotiable. (source: MRIS)

Leasing contact: Jeffrey Fantle (703) 749-9487

jeffrey.fantle@transwestern.net Matthew T. Bundy (703) 749-9445
matt.bundy@transwestern.net



809 W BROAD STREET

1,000 SF office/retail. \$34.80/SF, full service. Asking rate is \$2,900 per month.

Leasing contact: Jim Keen (703) 567-4093



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



815 W BROAD STREET

Land size: 14,188 SF Zoned: B1-R1A

1,200 SF office/medical space, will not divide. Negotiable. Owner will consider short or long term lease.

Leasing contact: Maqsood Chaudhry (703) 578-0000
drchaudhry@grovedentalclinic.com



819 W BROAD STREET

Land size: 14,188 SF Zoned: B1-R1A

Space available. Could be renovated to retail/office space. Contact the broker below for further details.

Sales contact: Pauline Thompson (703) 893-6700
tysonsrealty@aol.com



821 W BROAD STREET

Land size: 15,283 SF Zoned: B1-R1A

For Sale. **Lot size: 15,283 SF.** Price: \$1,877,000. Property is presently used as a small medical office. On West Broad St/Rte 7, in downtown Falls Church City, between Seven Corners and Tysons Corner. (source: LoopNet)

Sales contact: Patrick Figueroa (703) 887-3148



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



917 W BROAD STREET

Land size: 24,520 SF Zoned: B3

Free Standing Building – For Sale. **3,385 SF building, 0.586 acre lot** 37 dedicated parking spaces. Current tenant has operated restaurant at this location since 1992. Lease expires August 2009.

2006 Traffic Count: West Broad Street – 28,000 ADT

In the heart of new mixed-use development buildings along Route 7 with approximately 65,000 SF of planned retail, 120,000 SF of new office space & over 500 new residential units. (source: LoopNet)

Contact: Rob Meeks (703) 442-4500 rmeeks@nextrealty.com



928-932 W BROAD STREET

The Shoppes on West Broad

2,100 SF retail, end-cap. Negotiable. For more details go to www.cbre.com/fallschurch (CoStar update as of 11/6/08)

Leasing contact: Michael Zacharia (703) 905-0268

michael.zacharia@cbre.com

Lance L.J. Marine (703) 905-0331 lance.marine@cbre.com



1051-1083 W BROAD STREET

West End Shopping Center

450 SF retail, Sublease. Rent/SF/yr: \$53.33. This space is \$2,000 per month including CAM. Utilities not included. Small vacant space; private, separate entrance attached to Beau Monde beauty salon. 2 years remain on lease.

Leasing contact: Margaret Remchandani (571) 201-7160

1,000 SF office. 2nd floor. \$1,833.33 rent/month. \$22.00 rent/SF/yr. Plus electric. Easy access to Route 66 and I-495. Walk to shopping



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

1051-1083 W BROAD STREET (continued)

West End Shopping Center

and retail. Close to West Falls Church Metro station. Extensive parking. Large, spacious offices. Hardwood floors. Great window line. Available immediately. (updated: CoStar, 9/22/08; 12/9/08)

3,600 SF warehouse/retail space on back side of shopping center with street level access. \$4,500 rent/month. \$15.00 NNN rent/SF/yr. One rollup door, signage on front pylon. Can be converted to store front retail. Neighbors are a pet food bakery, ethnic food market, video store, and HVAC company. Would be a great location for a pet food and accessories business. (updated: CoStar, 9/22/08)

350 SF office space. \$22.00/SF. \$641.67 rent/month, plus electric. (updated: CoStar, 12/9/08)

Leasing contact: David Smith (301) 652-2302, ext. 1
dsmith1726@gmail.com

1,500 SF retail space. 1st floor. \$5,000 rent/month. \$40.00 NNN, rent/SF/yr (updated: Costar, 9/12/08)

Leasing contact: Allison Oliver (301) 652-9020
aoliver@streetsenseretail.com



1103 W BROAD STREET

Land size: 24,352 SF Zoned: M-1

2,707 SF retail space. For sale only, \$4,000,000 (\$1,477.65./SF). Street frontage: 253 ft on Broad Street; 364 ft on Railroad Avenue. Parking: 15 surface spaces are available.

Leasing contact: Ralph Heinze (703) 820-1168
ralphheinze@yahoo.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



1104-1150 W BROAD STREET

Falls Plaza East

1,570 SF retail space. Triple net. Negotiable.

1,386 SF retail space. Triple net. Negotiable.

Leasing contact: Richard Abruscato (301) 998-8188

rabruscato@federalrealty.com



1115 W BROAD STREET

Land size: 40,688 SF Zoned: M1

Business for sale. \$249,000. No real estate. Well established 30+ years in business. Mechanic Shop and Licensed Auto Dealership in the heart of the City of Falls Church. Two car lifts, tools, AC, tire mounting and balancing machines and many more. Good size parking lot with renovated office. For Sale or Partnership. Please call before showing. (source: MRIS. Property ID: FA 6834449)

Registered owner: Ballston Auto Center Inc. (703) 533-1500

Listing company: I-Agent Realty Incorporated, 1-866-529-0864



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



30 HILLWOOD AVENUE

Falls Church Imports

Land size: 7,498 SF Zoned: B3

5,930 SF retail. For Sale Only. \$2,300,000 (\$384.62/SF) Negotiable.
(updated: CoStar, 12/9/08)

Contact: Rocco Deleonardis (703) 338-2434 rocco@ltamerica.com



150 - 156 HILLWOOD AVENUE

951 SF office space on 2nd floor, Suite 152-B. \$12.00/SF. Triple Net.
\$951.00 rent/month. (updated: CoStar, 12/9/08)

Leasing contact: Kathy Coakley (301) 657-2525 ext. 17
kcoakley@greenhillcompanies.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



155 HILLWOOD AVENUE

Tower Square Shopping Center

7,500 SF available, divisible in 2,500 SF if desired. Available immediately. Ample parking. Tower Square is conveniently located just north of the intersection of Hillwood Avenue and Douglas Avenue in Falls Church, VA. The center is just a short distance from the major intersection of Route 29 and Route 7 (Lee Highway and Broad Street).

Leasing contact: Daniel R. Woodley (703) 277-3484

daniwo@dwoskin.com

Arthur Matarazzo (703) 277-3488 artma@dwoskin.com



306 HILLWOOD AVENUE

Land size: 12,020 SF Zoned: B3

2,000 SF restaurant space. \$115,000 to purchase the lease assignment – Negotiable. \$4,600 rent per month. (source: MRIS, 8/18/08)

Leasing contact: Jaime Velez (703) 599-8140



100 W JEFFERSON

600 SF office space. \$26.00/SF+char. Rent/month \$1,300.

Leasing contact: Dianne Zito (703) 241-1088 DbZitto@yahoo.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



120 N LEE STREET

McGinnis Building

Land size: 14,774 SF Zoned: T1

2 offices (200 SF each) at \$650 per month. Can adjoin and be leased together for \$1,200 per month.

400 SF office space. \$950 per month.

Internet access is included in the rent. Lease term: 3 months to 1 year. Nice waiting area. Ample parking

Leasing contact: Treena Rinaldi (703) 532-7704 – office; (703) 927-3863 – cell trina281@aol.com



130-150 LITTLE FALLS STREET

Little Falls Building

Office building for sale (150 Little Falls). **Building size is 10,956 SF** on a **22,937 SF lot**. Price per SF between \$300 to \$1,000. Selling price \$4,500,000.

186 SF office space. \$22.00/SF. \$341.00 rent/month.

520 SF office space. \$21.00/SF. \$910.00 rent/month. (updated, CoStar 11/26/08)

338 SF at 150 Little Falls. \$21.00/SF. List price, \$591.50. Rent is full service. Includes cleaning and utilities. Great building for small businesses. Flexible terms. (source: MRIS, 10/15/08; updated: CoStar, 11/26/08)

Listing company: Rollinmead Realty, Inc. (301) 258-1983

Leasing contact: Steve Anderson (703) 734-0880

slareacs@msn.com

Keith Brown (703) 734-0880 ckbreacs@msn.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



400 S MAPLE AVENUE

Tax Analysts Office building

Land size: 63,394 SF Zoned: B3

2,000-6,422 SF office space on 2nd floor, will divide. For lease, \$29.00/FS (negotiable); Rent/month, \$17,208.33.

1,057 SF retail on 1st floor, will not divide. For lease, \$40.00/Triple net. \$3,523.33 rent/month.

3,769 SF office on 2nd floor, will divide. \$29.50/SF. Full service gross. \$9,265.46 rent/month.

Brand new building. Generous TI allowance. Parking 3/1,000 SF. Located in a new 80,000 SF Class A office building, directly next to 230 new residential condominiums. Adjacent to the future Falls Church City Center, anticipating 100,000 to 140,000 SF of retail space and 600-1,000 new residential units. (Source: CoStar and LoopNet)

Leasing contact: Scott Leachman (202) 607-0050
sleachman@montviewrealty.com



500 S MAPLE AVENUE

Pearson Square (a.k.a. 412/410 S. Maple)

Land size: 143,131 SF Zoned: B3

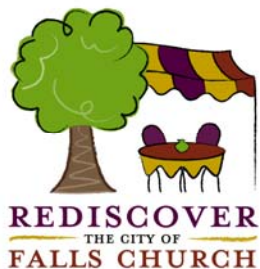
15,000 SF of street level Retail Space Available. Rent Rates from \$29.50 NNN.

Completed in the fall of 2007, Pearson Square contains 230 high-end residential apartments of varying sizes. The project has 64 Retail Parking Spaces in the garage with more on the street. Retail bays from 900 to 11,000 contiguous SF and aggressive tenant improvement allowance packages are available. Pearson Square is adjacent to 80,000 SF of office space and one half-a-block from Falls Church City Center.



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

500 S MAPLE AVENUE (continued)

Pearson Square (a.k.a. 412/410 S. Maple)

Floor Plan available at http://www.tretail.com/pearson_square.htm

Contact: Ann McLean, (202) 775-7007

Ann_McLean@transwestern.net

JB O'Brien, (202) 775-7019 jb.o'brien@transwestern.net



104 N OAK STREET

Land size: 6,875 SF Zoned: T1

1,000 SF office space. Rent/month: \$1,000. Rent/SF/yr: \$12.00. Full service gross. Lower level office suite with 2 private offices, marble floors, furnished conference room, full bathroom and shower, kitchen, and free parking. Five-day maid service included. (source: CoStar, 10/15/08)

Leasing contact: John Melnick (703) 276-1000



200 PARK AVENUE

Land size: 19,557 SF Zoned: T2

1,200 SF office space, will not divide. \$20.00/SF. This space is located on the lower level but has windows. \$2,000.00/month, full service.

1,200 SF office space, will not divide. \$20.00/SF. This space is located on the lower level but has windows. \$2,000.00/month, full service.

Bottom floor space. Great for start-up company or service organization. Free surface parking.

Leasing contact: Suzanne Fauber, (703) 528-2288, ext. 14,
Suzanne@buckrealtors.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



313 PARK AVENUE

Park Avenue Professional Bldg

750 SF office/medical. Rent/month: \$1,500. Rent/SF/yr: \$21.09
Full service gross. Owner wants to share space. (updated: CoStar,
9/23/08)

Leasing contact: Kayvan Mehrbakhsh (703) 734-2822
kayvan@svn.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



433 PARK AVENUE – East Building

The Offices on Park Avenue

Land size: 3,998 Zoned: T1

Office condos range from **822 SF to 16,000 SF**. \$405.00/SF

www.waterforddevelopmentllc.com/spectrumoffices/

Please contact the Economic Development Office for a copy of the marketing brochure/flyer. (703) 248-5491 or

econdev@fallschurchva.gov

Sales contact info:

Daniel J. Gonzalez (703) 288-2701 dgonzalez@appianllc.com

Todd McManus (703) 288-2708 tmcmanus@appianllc.com



CITY OF FALLS CHURCH

City of Falls Church
Economic Development Office
300 Park Avenue • Falls Church, Virginia 22046
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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



609 PARK AVENUE

Land size: 10,050 SF Zoned: T1

Two individual offices (200 SF each) for \$650 each, utilities included. Year leases possible, with month-to-month after. \$39.00 rent/SF/hr. Full service.

Additional **600 SF** office space. This consists of a one-room office at \$650 and a two-room suite at \$1,000. Rent/SF/yr: \$13.00-\$33.00 These can be leased together, or separately. Everything in the building is short term. (source: CoStar, last updated 10/23/08)

Leasing contact: Treena Rinaldi (703) 532-7704 – office; (703) 927-3863 – cell trina281@aol.com



201 PARK WASHINGTON COURT

Land size: 21,714 SF Zoned: T1

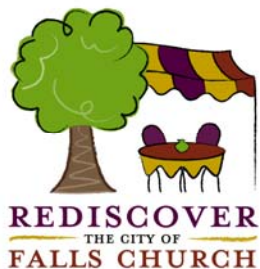
Just off I-66. 2-3 furnished offices, and open space area with 2 desks. Can lease as little as **850 SF or up to 1,600 SF**. Use of full kitchen. Operable windows. Walk to restaurants, shops, and parks. Building has 1,000 SF training/media room available for lease on a per diem basis. Price per SF: \$22.95 Parking: 3.5/1000 (source: MRIS, 8/25/08; CoStar, 10/29/08)

Single office, **150 SF**. Lease rate: \$495.00 (Rent/SF/yr: \$33.00/+utilities)

Leasing contact: Kathy Killion (703) 528-2288, ext. 26
killion@buckcom.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



103 ROWELL COURT

Sublet. Single room window office. Room size is approximately **150 SF**. Furnished (executive desk, chair and guest chairs), utilities included, free Internet access. Tenant will share a kitchen area. \$500 per month. Month-to-month and short term lease available. Tenant will have to get their own business insurance. Shared entrance. Building has a keypad and alarm system.

Contact: Manu Khanna (703) 582-7817 mkhanna@comptelinc.com

400 SF office, 2nd floor. \$21.00/SF. Negotiable.

400 SF office, 3rd floor. \$21.00/SF. Negotiable.

3 offices + bathroom with shower; \$1,400 per month. Available as soon as present tenant can leave.

Leasing contact: Treena Rinaldi. (703) 532-7704 trina281@aol.com

117 ROWELL COURT

3 level **1,680 SF** brick commercial office townhouse for sale at \$599,000. 2 Private entrances, front and rear, could be divided into 2 business spaces. First floor reception area with 2 offices, 2nd level has 3 offices with power room. 3rd level has 2 large offices with full bath. Ample parking, new floors, and roof in 2006. New windows to be installed in march, Fios and Lan in all offices. Close to EFC Metro and WFC Metro; 3 miles from Tysons. Close to shops and restaurants. (source: MRIS; FC News Press ad, 3/27/2008)

Leasing contact: Edward Schmidt (703) 593-9962 cell; (703) 564-4000 office; (703) 237-2674 ed.schmidt3@verizon.net

Unit #8. **600 SF**. List price, \$1,500. Level brick townhouse with private window offices. Private entrance. You can rent individual



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

117 ROWELL COURT (continued)

office or entire suite – 100 SF to 1,000 SF. (source: MRIS,
10/15/2008)

Listing company: Prestige Realty LLC (301) 330-8688



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



105 N VIRGINIA AVENUE

Land size: 15,300 SF Zoned: B1

Office space:

314 SF on 3rd floor. \$690 per month.

564 SF on the 3rd floor. \$1,175 per month.

615 SF on the 3rd floor. \$1,300 per month.

Full service (utilities, repairs, maintenance and cleaning are included in the rent).

Leasing contact: Joe Wetzel (703) 356-8800, ext. 14

jwetzel@jeffersonone.com

Marina Boyer mboyer@jeffersonone.com

Contact the City of Falls Church Economic Development Office to receive a PDF brochure of this building. 703-248-5491 or econdev@fallschurchva.gov

1,600 SF office space. Sublease. Ground level suite, formerly a dental office. \$18.75/SF. Negotiable. Term of lease ends April 15, 2009. Suite consists of reception area with open space for office personnel, plus several small offices. Two reserved parking spaces. Walk to library, City Hall, eateries, and short commute to Metro. (source: CoStar, 11/14/08; updated MRIS 11/24/08)

Leasing contact: Treena Rinaldi (703) 532-7704 trina281@aol.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



100 N WASHINGTON STREET

Land size: 44,219 SF Zoned: B2

Space available from **400 to 2,000 SF**. List Price: \$25.00/SF, including all utilities. Agents deal directly with Robertson Properties. One of the most convenient locations. Corner of Rt. 7 and 29. Surrounded by main highways I-495, 66, and 50. Huge parking lot, in the center of the city, restaurants and shopping all around. (source: MRIS) *Contact Robertson Properties directly. (703) 532-0198*

Office spaces for lease. Updates from CoStar (11/3/2008):

878 SF. \$16.00/SF/yr. \$1,170.67 rent/month.

1,760 SF. \$22.00/SF/yr. \$3,226.67 rent/month.

505 SF. \$22.00/SF/yr. \$925.83 rent/month.

2,309 SF. \$22.00/SF/yr. \$4,233.17 rent/month. Vacant by Jan. 2009.

195 SF. \$22.03/SF/yr. \$357.99 rent/month. Vacant by Jan. 2009.

Leasing contact: Janet McClafferty (703) 532-0198



137 N WASHINGTON STREET

Lee Square Office Condominium

1,050 SF office. \$2,499 rent/month. \$28.57 rent/SF/yr. Full service gross.

Leasing contact: Todd McManus (703) 288-2708

tmcmanus@appianllc.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



252 N WASHINGTON STREET

Land size: 1,175 SF Zoned: B1

1,000 SF, three-person office, upper level. \$1,200 per month. Full service.

Fully furnished, secured entry, conference room, shower, kitchenette, receptionist, copier. Windows and daylight space. Ample parking. Lease term: 3 months to 1 year.

Leasing contact: Treena Rinaldi (703) 532-7704, - office; (703) 927-3868 – cell trina281@aol.com



282 N WASHINGTON STREET

Land size: 20,621 SF Zoned: T1

Lower Level Office Now Available; 150 SF

Small Office for \$800/month (Rent/SF/yr: \$64.00)

Office includes: Furnished, Utilities, DSL, Alarm Maintenance and Cleaning included.

Full Kitchen to share.

One room suite. \$1,200/month.

Leasing contact: Brenda Ghandour (703) 533-4702 or (571) 233-1456
bsghandour@peris.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



400 N WASHINGTON STREET

Land size: 28,360 SF Zoned: T1

Half of floor, **2,650 SF** office space is available with 7+ offices. Each office with own HVAC unit. \$23.50/SF. Signage is available. Walk to Metro. Suite will have new carpet and paint. Common areas were renovated in 2007. Walk to shops. Great visibility and access. (source: MRIS)

Full service plus cleaning. Only 3 years lease.

3,329 SF office space. \$23.50/SF. \$6,519.29 rent/month. Vacant by April 2009. Ideal for office/classroom use. Currently used as a classroom. Good parking. Within walking distance to East Falls Church Metro. (CoStar update, as of 11/12/08)

Leasing contact: Kathy Killion (703) 528-2288, ext. 26
kkillion@buckcom.com



405 N WASHINGTON STREET

Jennings Business Park 1

Approximately 1,800 SF office/medical space. Negotiable. Includes 5 offices, private entrance, lobby, bathroom, lab and waiting room. (source: CoStar, 10/17/2008)

Leasing contact: Ellen Teague (703) 790-8980, ext. 125
eteague@bwanet.org



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



407 N WASHINGTON STREET

Jennings Business Park

Land size: 84,077 SF Zoned: B3

1,890 SF office space, will not divide. \$28.50/SF. \$4,488.75 rent/month. Full service gross. Owner occupied building. Free parking build out available.

Leasing contact: David Kinney (301) 652-9030

dkinney@ezracompany.com



500 N WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF Zoned: T2

3,000-6,538 SF office space on 2nd floor. Medical. For lease, \$19.95/SF + electric + char. Negotiable.

3,000-6,538 SF office space on 3rd floor. For lease, \$19.95/SF + electric + char. Negotiable.

Great opportunity for short-term or flexible lease.

Leasing contact: Jake McInerney (703) 918-0225; John Dettleff (703) 918-0224; Wesley Herr (202) 312-5768

jake.mcinerney@grubb-ellis.com; john.dettleff@grubb-ellis.com;

Wesley.herr@grubb-ellis.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



520 N WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF Zoned: T2

3,000-4,690 SF office space on 1st floor. For lease, \$19.95 + electric.
Negotiable.

Leasing contact: Jake McInerney (703) 918-0225; John Dettleff (703) 918-0224; Wesley Herr (202) 312-5768

jake.mcinerney@grubb-ellis.com ; john.dettleff@grubb-ellis.com;
wesley.herr@grubb-ellis.com



150 S WASHINGTON STREET

Land size: 45,433 SF Zoned: B2

Office space:

1st floor: **2,661 SF**, will not divide. \$23.50/SF. \$5,432.88 rent/month.
Negotiable.

2nd floor: **1,884 SF**, will not divide. \$23.50/SF. \$3,846.50 rent/month.
Negotiable.

Leasing contact: Jaynie VanGilder (703) 760-9500, ext 135
jvangilder@arcrealty.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



350 S WASHINGTON STREET

Land size: 27,783 SF Zoned: B2

1st floor – **4,666 SF**, will divide. Negotiable.

Leasing contact:

Robert Erlich (703) 359-2444 rbe777@aol.com

Berl Erlich (703) 359-2444 barbaraspelman@covad.net



580 S WASHINGTON STREET

Land size: 16,245 SF Zoned: B3

2,750 SF retail space. Rent/month: \$7,498.33 Rent/SF/yr: \$32.72
Negotiable.

Leasing contact: Randy Hemeon (703) 435-4300 hemeon@aol.com



586 S WASHINGTON STREET

Land size: 15,265 SF Zoned: B3

2,500-4,700 SF of retail space. Negotiable. 5-10 year term. Traffic
count: 27,000 cars per day. Day time population in 1-mile radius:
19,719.

Leasing contact:

Todd Malamut (301) 770-8585, ext. 117 todd@nreb.net

Andy Hotchkiss (301) 770-8585, ext. 118 andy@nreb.net



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Photo coming soon

800 S WASHINGTON STREET

Land size: 7,070 SF Zoned: B3

For rent: **2,100 SF** space. Negotiable.

For more details, please call John Andrews (703) 536-4441.



900 S WASHINGTON STREET

FAA Building

Land size: 45,000 SF Zoned: T1

933 SF office. Ground floor. \$18.00/SF. \$1,399.50 rent/month.

Tenant pays rent plus proportionate share of real estate tax.

904 SF office. 2nd floor. \$18.00/SF. \$1,356 rent/month.

1,228 SF office. 2nd floor. \$18.00/SF. \$1,842 rent/month.

740 SF office. 3rd floor. \$18.00 SF. \$1,110 rent/month.

1,200 SF office. 3rd floor. \$18.00/SF. \$1,800 rent/month.

Full service.

Leasing contact: James Bouloukos, (703) 473-2975

jbouloukos@gmail.com



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AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



212 N WEST STREET

Land size: 21,000 SF Zoned: B3

800 – 4,000 SF retail space. Rent/SF/yr: \$18.00 Rent/month: \$6,000
Full service gross. Tenant pays for phone.

Leasing contact: John Shreve (703) 532-8977
jes@1800smworks.com

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request. Call 703-248-5491 (TTY 711).



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